

October 28, 2015

### MAPLEWOOD AUTO MALL – PROPOSED BUILDING EXPANSION

This letter is being sent in order to get your opinion on a proposal by Shawn Cooper, owner of the Maplewood Auto Mall, to build a 1,930 square foot addition onto the existing building located at 2529 White Bear Avenue. The applicant is requesting city council approval for a revision to the site's existing conditional use permit and design review.

I would like your input to prepare a recommendation to the planning commission and city council. Please write your comments below and return this letter and any attachments on which you have written comments by November 9, 2015.

If you would like further information, please visit [www.MaplewoodMN.gov/automall](http://www.MaplewoodMN.gov/automall) or call me at 651-249-2303 between 8 a.m. and 4:30 p.m. You can also email me at [Michael.Martin@MaplewoodMN.gov](mailto:Michael.Martin@MaplewoodMN.gov). I will send you notices of the public hearing on this request when it is scheduled. Thank you for your comments. I will give them careful consideration.

MICHAEL MARTIN, AICP – ECONOMIC DEVELOPMENT COORDINATOR

I have no comments: \_\_\_\_\_

Comments:

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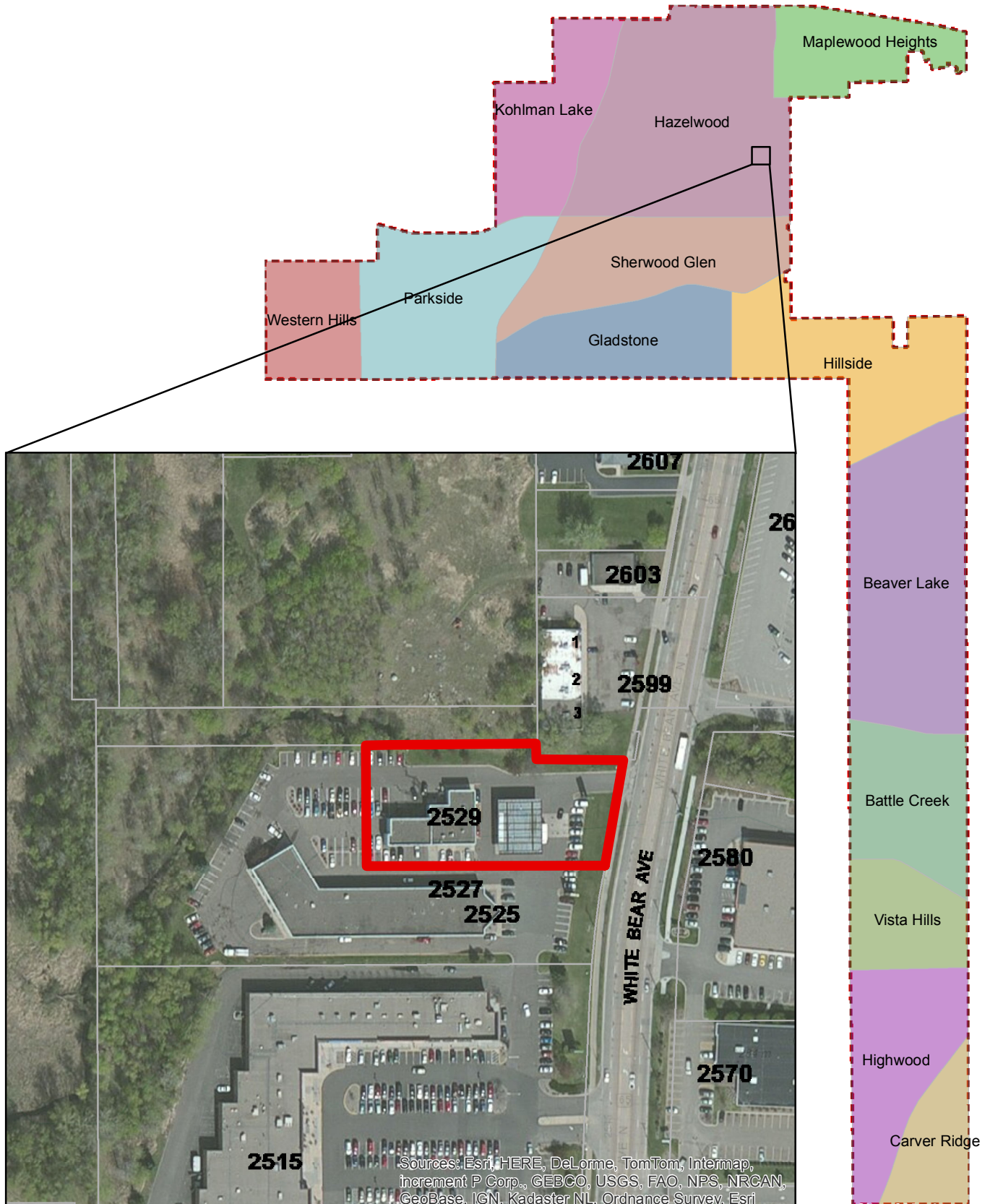
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## 2529 White Bear Avenue - Maplewood Auto Mall

CUP Amendment and Design Review - Overview Map

## **PROJECT SITE DATA**

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### **A. Parcel basics**

- a. The existing site is currently developed as the Maplewood Auto Mall.
- b. The site area is 4.142 acres.
- c. The existing building is a 5,181 sf structure that includes auto sales and a service area of 3 bays and a car wash bay.
- d. The building also includes a free standing canopy on the east side of the building.
- e. The site includes 19 parking stalls within the current lease area and a total of 101 parking stalls outside the lease area. (see survey)

### **B. Project Land Use**

- a. The project site is currently zoned BC – Business Commercial and is approved under a conditional use permit.

### **C. Proposed Development Plan**

- a. This application proposes to amend the conditional use permit to allow for a 1,930 s.f. addition of 3 service bays and small office area on the northwest corner of the existing building, and includes construction of 9 additional parking spaces for customer parking.
- b. The building addition shall be constructed to match the construction type and exterior appearance of the existing materials.
- c. The additional parking will require the relocation of 4 small trees as shown on the site plan and will not disrupt the current site lighting.
- d. The additional parking will not alter the existing grading and drainage of the site.
- e. There is no utility work associated with this project

### **D. Other Information**

- a. It is not anticipated that this addition will generate any additional traffic.





[illegible]

1. THE STRUCTURES PARKING LOT PAVING AND YELLOW PAINT MARKING SHALL BE DONE BY THE CONTRACTOR. APPROXIMATE PARKING SPOTS SHALL BE 10' X 18'.
2. USE OF EXISTING STRUCTURES OR LAI NEEDED FOR BUILDING NEW STRUCTURES SHALL BE DETERMINED BY THE ENGINEER. NEW STRUCTURES AFTER COMPLETION WORK IS COMPLETED.
3. CONCRETE PAVEMENT AT OVERLAPPED GARAGE DOORS.
4. NEW CONCRETE CURBS, SEE CIVIL FOR LOCATIONS & DETAILS.
5. CONCRETE FILLD PIPE DOWLS, SEE CIVIL FOR TYPICALS.
6. RELOCATE TREES TO THE AREA AROUND NEW PARKING SPACES AND NEW STRUCTURES. APPROXIMATE TREES TO BE MOVED:

**LOT 1**

- Area: 6,971.05 SQ. FT.
- Dimensions: 133.62' x 107.10'
- Setbacks: 10.0' front, 10.0' side, 10.0' rear
- Features: CONCRETE SEWER, BITUMINOUS DRIVE, GRASS, POOL, DETACHED GARAGE, FINISHED BASEMENT

**LOT 2**

- Area: 2,000.00 SQ. FT.
- Dimensions: 100.00' x 100.00'
- Setbacks: 10.0' front, 10.0' side, 10.0' rear
- Features: CONCRETE SEWER, BITUMINOUS DRIVE, GRASS, DETACHED GARAGE, FINISHED BASEMENT

**DRIVWAY**

- Width: 10.0'
- Material: BITUMINOUS

**UTILITY LINES**

- Electricity: 10.0' from property line
- Gas: 10.0' from property line
- Water: 10.0' from property line
- Sewer: 10.0' from property line

**ADDITIONAL NOTES:**

- ALL SETBACKS TO BE MAINTAINED PER CITY OF MINNEAPOLIS ORDINANCE 12.01
- CONCRETE SEWER TO BE INSTALLED UNDER DRIVEWAY
- GRASS TO BE PLANTED WITHIN 10.0' OF PROPERTY LINE
- POOL TO BE INSTALLED WITHIN 10.0' OF PROPERTY LINE

[illegible]

Technical drawing of a planter box with a tree. The drawing includes the following dimensions and callouts:

- Dimensions:**
  - 24" (width of the planter box)
  - VARIES (length of the planter box)
  - 6" (height of the planter box)
  - 14" (height of the planter box)
  - 10" (height of the planter box)
  - 12" (height of the planter box)
  - 14" (height of the planter box)
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  - 96" (height of the planter box)
  - 98" (height of the planter box)
  - 100" (height of the planter box)
- Callouts:**
  - TOP & BOTTOM VENTILATION OF THE PLANTER ARE TERMINATED
  - IT IS THE CONTRACTOR'S OPTION TO PROVIDE A 1/2" AIR GAP BETWEEN THE PLANTER AND THE GUARANTEE BRICK.
  - 6" (height of the planter box)
  - 14" (height of the planter box)
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  - 100" (height of the planter box)

EVENING SURVEY									
DATE	TIME	#	#	TRAIL	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

**GROUND COVER**

1. ☐ OPEN

2. ☐ BUSHES

3. ☐ TREES

4. ☐ ROCKS

5. ☐ SAND

6. ☐ GRAVEL

7. ☐ SLT

8. ☐ CLAY

9. ☐ ICE

10. ☐ SNOW

11. ☐ FOG

12. ☐ RAIN

13. ☐ WIND

14. ☐ LIGHTNING

15. ☐ THUNDER

16. ☐ HAIL

17. ☐ SLEET

18. ☐ FROST

19. ☐ MIST

20. ☐ CLEAR

**OTHER**

1. ☐ UNKNOWN

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**PLANT SPECIES**

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**QUANTITY**

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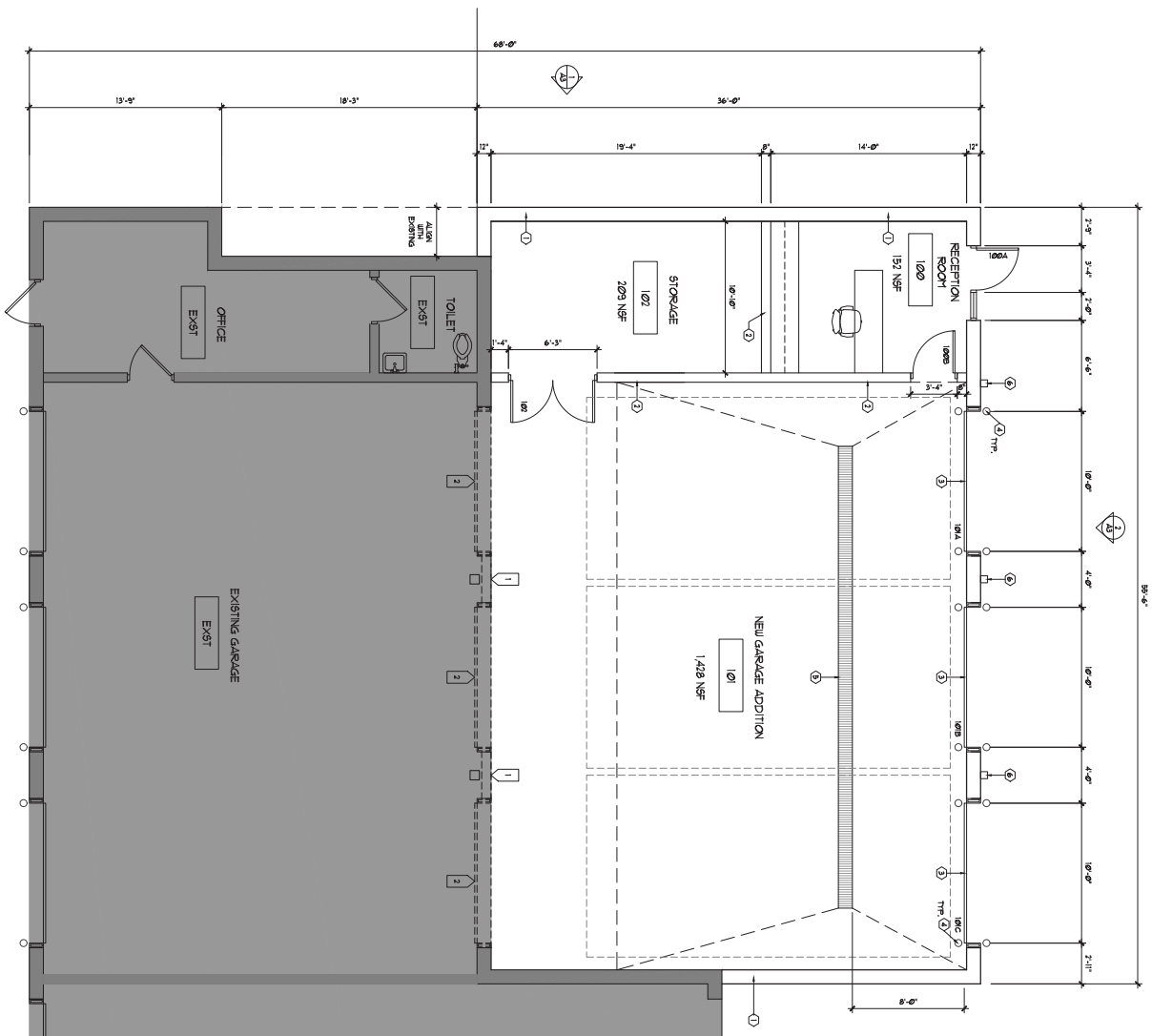
19. ☐ UNKNOWN

20. ☐ UNKNOWN

[illegible][illegible][illegible]

1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



DEMOLITION GENERAL NOTES:

1. FIELD REPORT: THE PATIENTS CHECKED FOR REMOVAL OF THE PATIENTS' NAME AND ADDRESS FROM THE RECORDS TO ACCORDANCE WITH THE CONSTRUCTION OF THE PATIENTS' RECORDS.
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FLOOR PLAN GENERAL NOTES:

2. ALL EXTERIOR DOORWAYS ARE TO FACE OF BUILDING UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR LOCATIONS WITHOUT A DOOR OR WINDOW ARE TO BE OPEN TO THE OUTSIDE.
4. ALL DOORWAYS ARE TO BE CENTER OF GRID.
5. NOTAR ARCHITECT FURNISHES ALL DISCREPANCIES BETWEEN THE PLANS & SPECIFICATIONS.
6. ALL ROOMS TO BE LOCATED IN THE BOX WITH THE FOLLOWING EXCEPTIONS:
7. USE CASE USES EXHIBITATIONS & EMPLOYED LABORATORY ARE REQUIRED IN EMPLOYED LABORATORY.
8. THE HALLWAY TO ALL ROOMS ARE TO BE IN THE FIELD OF THE BUILDING.
9. ROOMS TO BE LOCATED IN THE ELECTRICAL ROOM & ROOMS TO BE LOCATED IN THE ELECTRICAL ROOM & ROOMS TO BE LOCATED IN THE ELECTRICAL ROOM.
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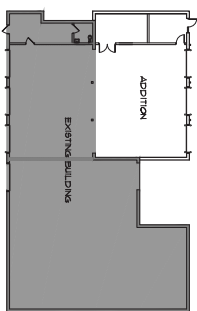
DEMOLITION KEYED NOTES:

- 1 DEMO EXISTING WALLS BETWEEN DOOR, LEAVE COLUMNS IN PLACE.
- 2 REMOVE & SALVAGE CH DOORS & TUBE STEEL JAMBS AND HOLDERS FOR REUSE IN ADDITION.

FLOOR PLAN KEYED NOTES:

- ① NEW PITCH AND RAISED SILL AND HANGING SYSTEM BRIDGE & PIER TO MATCH EXISTING BUILDING.
- ② NEW INTERIOR 8" CMU WALL, TO DECK.
- ③ REUSE LOCATION OF CH DOORS & TUNE STEEL PLAYERS.
- ④ 6" STEEL TYPE BOLLARD.  
COLOR TO MATCH EXISTING.
- ⑤ INTERIOR FLOOR FINISH CRANK.
- ⑥ EXTERIOR WALL LIGHT FIXTURE, REUSE EXISTING.

KEY PLAN:



10.26.2015  ISSUE FOR CITY SUBMITTAL

I HEREBY CERTIFY THAT THIS PLAN,  
SPECIFICATION OR REPORT WAS PREPARED BY  
ME OR UNDER MY DIRECT SUPERVISION AND  
THAT I AM A DULY LICENSED ARCHITECT UNDER  
THE LAWS OF THE STATE OF MINNESOTA.

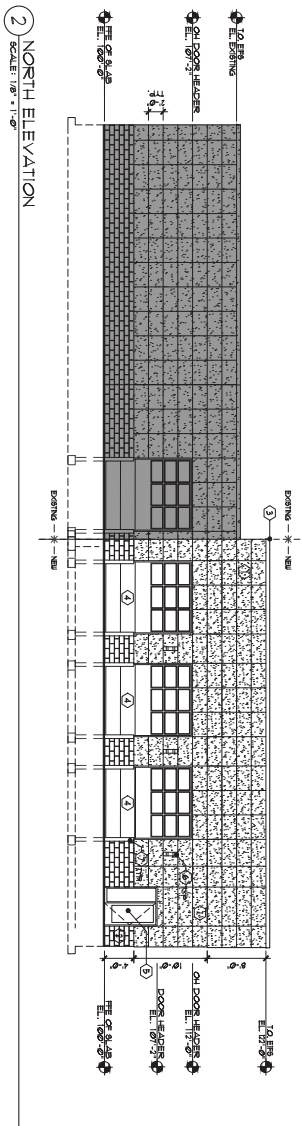
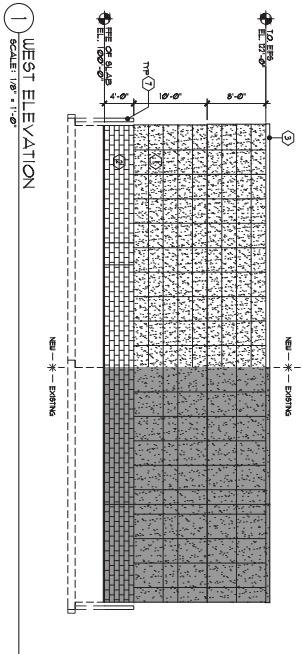
NAME: NICHOLAS S. SPERIDES AL  
DATE: 10.26.2015 REG NO: 18681

4200 WEST OLD SHAKOPEE ROAD  
SUITE 220  
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**SR**a\_  
SPERIDES REINERS ARCHITECTS, INC.

2529 WHITE BEAR AVE, MAPLEWOOD, MN 55109



- ELEVATION GENERAL NOTES:-**
1. DO NOT SCALE DRAWINGS
  2. FOUNDATIONS SHALL NOT BE EXPOSED.
  3. REMOVE EXISTING BRICK (E.L.) & CONCRETE.
  4. ALL EXISTING MATERIALS TO BE REMOVED.
  5. ALL CONCRETE BLOCK TO BE REFINISHED & COLORED.

- ELEVATION KEYED NOTES:-**
1. EPS WALL PANEL. COLOR TO MATCH EXISTING.
  2. ROCK VASE INSULATED BLOCK. COLOR TO MATCH EXISTING.
  3. PREPARED SHEET METAL FLASHING & COPING AT TOP OF PARAPET. COLOR TO MATCH EXISTING COPING.
  4. 10'-0" x 11'-0" METAL OPERABLE DOOR AND THREE STEEL FRAME RE-USE DOORS AND INVERTED INVERT DOORS WITH WALL. LOCATION, ALTIMETER AND GLASS TO MATCH EXISTING ON EXISTING BLOCK.
  5. 3'-0" x 7'-0" ALUMINUM OPERABLE DOOR WITH 1'-4" RE-USE & ALTIMETER AND GLASS TO MATCH EXISTING ON EXISTING BLOCK.
  6. EXTERIOR WALL LIGHT FIXTURE. MATCH EXISTING.
  7. 6" STEEL TYPED BOLTING. COLOR TO MATCH EXISTING.

ISSUE  
10/04/2015  
ISSUE FOR CITY SUBMITTAL  
PROJECT NO. 15-007  
DRAWN BY: TL  
CHECKED BY: NS

4900 WEST OLD SHAKOPEE ROAD  
SUITE 200  
BLOOMINGTON, MINNESOTA 55437  
PH: 952.996.9662  
FX: 952.996.9663  
WWW.SRA-ARCHITECTSINC.COM

**SRa**  
SPERIDES REINERS ARCHITECTS, INC.

MAPLEWOOD AUTO MALL ADDITION  
8589 WHITE BEAR AVE, MAPLEWOOD, MN 55109

• ELEVATIONS  
• DETAILS

A3